

# Meeting Minutes, Boulder Town Planning Commission

## July 5, 2017

Commissioners present: Carla Saccomano, Perry Tancredi, Donna Jean Wilson. Tabor Dahl and Colleen Thompson were absent. Secretary, Peg Smith; Town Council Liaison, Pete Benson. Members of public: Ward Coombs, Julian Hatch, Scott Bigler, Pete and Cookie Schaus, Steve Cox, Blake Spalding, Josh Ellis. Carla called the meeting to order at 7:20 p.m.

Carla asked for a motion to close the regular meeting and go into public hearing. Perry so moved, Donna Jean seconded the motion, and all approved.

Julian Hatch asked Ward Coombs why he wanted to rezone. Ward said he wanted to build a second residence east of the school. A rental trailer currently occupies part of his lot. He can't have two residences on one low density lot, and therefore wants to rezone to medium density. He would access his lot either next to the trailer or potentially from the east side where his parents' property adjoins. Carla interjected that this stage is to consider rezoning. If it goes through, then the next step would be to create the two parcels with all the standard requirements. It can't just be 6.9 acres with two houses on it; one residence per lot. Julian asked about the difference between low and medium density zones. Carla directed him to page 22, section 4.0.7, criteria for rezoning. Technically, this process is an amendment to the zoning map.

Scott Bigler: Are there other options for building his house, other than rezoning? Donna Jean said he wants to keep the trailer in place because it provides needed housing. He would also keep the existing hookups there in place and add what he needs for the second residence.

Cookie Schaus: The only thing I'm concerned about is ingress and egress. The road there is a twisty and curved. Ward said he could access either adjacent to the trailer or through the east side; his preference being adjacent to the trailer.

Julian Hatch: It's been a rental property, so there's been an overall community benefit. ...Having two houses on it wouldn't hurt a bit. ... 15 years ago a traffic study was paid for by the town. What did that show about that road? If this re-zone takes place here, would there likely be other similar properties up for rezoning? Consider what the future might hold.

Blake Spalding: Ward and I have become acquaintances. As he knows, it's helpful to have that trailer for housing. It's not really movable. It's functional in place, but was old 15 years ago when it was moved there, and would probably have to be demolished rather than moved. I'd defer to whatever he needs to make his situation work. We have historically paid a fee to the Lyman family trust to keep the trailer. We now pay that to Ward.

Julian Hatch: If you kept one lot, you could greenbelt it.

With no further comments, Carla asked for a motion to adjourn the public hearing. Perry so moved, Donna Jean seconded the motion, and all approved. The meeting was adjourned at 7:47.

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Peg Smith, Planning Commission Clerk

Date